124.0	0004	0004.0	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,133,300 /	1,133,300
USE VALUE:	1,133,300 /	1,133,300
ASSESSED:	1,133,300 /	1,133,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON FRIENDS OF THE
Owner 2:	DRAMA INC
Owner 3:	
Street 1:	22 ACADEMY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,890 Sq. Ft. of land mainly classified as Recreation with a Theater Building built about 1877, having primarily Clapboard Exterior and 6082 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
958	10890.000	461,300		672,000	1,133,300
Total Card	0.250	461,300		672,000	1,133,300
Total Parcel	0.250	461,300		672,000	1,133,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 186.34 | /Parcel: 186.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	80067
GIS Ref	
GIS Ref	
Insp Date	05/04/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 124.0-0004-0004.0

!9651!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	958	FV	461,300	0	10,890.	672,000	1,133,300	1,133,300	Year End Roll	12/18/2019
2019	958	FV	436,900	0	10,890.	709,400	1,146,300	1,146,300	Year End Roll	1/3/2019
2018	958	FV	436,900	0	10,890.	522,700	959,600	959,600	Year End Roll	12/20/2017
2017	958	FV	436,900	0	10,890.	500,300	937,200	937,200	Year End Roll	1/3/2017
2016	905	FV	436,900	0	10,890.	463,000	899,900	899,900	Year End	1/4/2016
2015	905	FV	427,200	0	10,890.	388,300	815,500	815,500	Year End Roll	12/11/2014
2014	905	FV	427,200	0	10,890.	379,300	806,500	806,500	Year End Roll	12/16/2013
2013	905	FV	427,200	0	10,890.	361,400	788,600	788,600		12/13/2012

PRINT

Date	Time
12/11/20	00:05:53

LAST REV

Date	Time
03/11/16	08:15:11
mmcmakin	

USER DEFINED

Prior Id # 1:	80067
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9651

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	5828-408		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/1997	486		150,000					REMODEL-ADD VESTIB
9/21/1993	505	Manual	1,275					SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2000	Meas/Inspect	264	PATRIOT
11/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
958	Recreation		10890		Sq. Ft.	Site		0	90.	0.69	10									672,035						672,000	

Total AC/HA:	0.25000	Total SF/SM:	10890	Parcel LUC:	958	Recreation	Prime NB Desc:	ARLINGTON	Total:	672,035	Spl Credit		Total:	672,000

EXTERIOR INFORMATION

Type:	81 - Theater
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	MAUVE
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1877	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled: 0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		28 %

CALC SUMMARY

Basic $ / SQ:	92.00
Size Adj.:	1.11240232
Const Adj.:	0.99989998
Adj $ / SQ:	102.331
Other Features:	10000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640668
Depreciation:	179387
Depreciated Total:	461281

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths:				HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

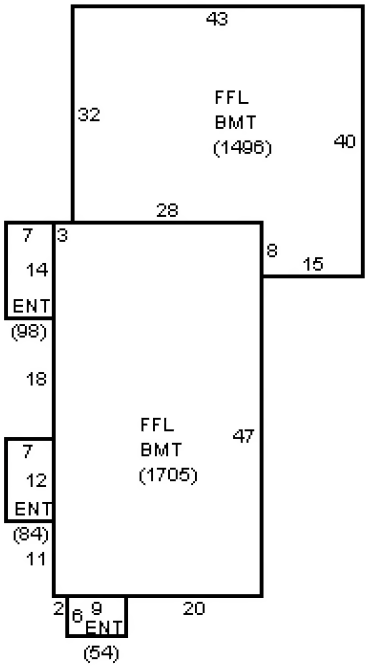
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	123.82
Special Features:	0	Val/Su Net:	69.49
Final Total:	461300	Val/Su SzAd	144.11

SKETCH



SUB AREA

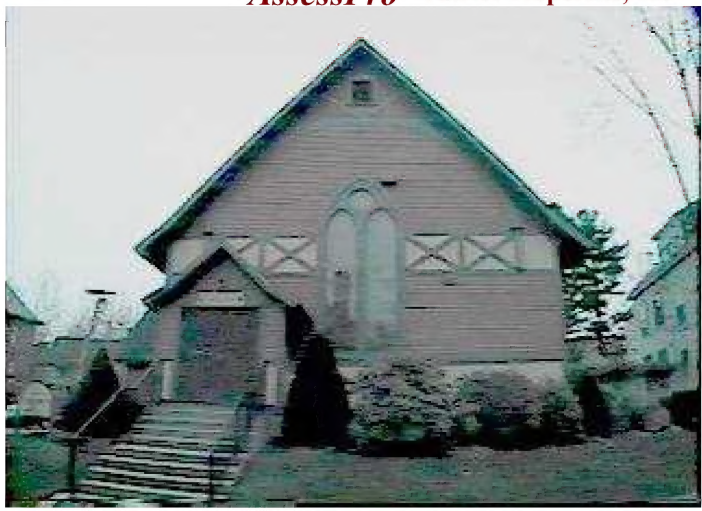
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,201	58.330	186,710
FFL	First Floor	3,201	102.330	327,561
ENT	ENTRY	98	20.000	1,960
ENT	ENTRY	84	21.680	1,821
ENT	ENTRY	54	26.400	1,425
Net Sketched Area:		6,638	Total:	519,477
Size Ad	3201	Gross Are	6638	FinArea 6082

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	90		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 124.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: